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Book 2012 Page 2812 Type 03 001 Pages 2

Date 9/19/2012 Time 11:58 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$289.60

Rev Stamp# 288 DOV# 310

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK



\$181,500

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067,
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Michael P. Fletcher and Cheryl D. Fletcher, 709 King Street, Bedford, IA 50833-1210

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Benjamin F. Spiers a/k/a Ben F. Spiers
Leone B. Spiers

Grantees:

Michael P. Fletcher
Cheryl D. Fletcher

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED - JOINT TENANCY

For the consideration of \$181,500.00 Dollar(s) and other valuable consideration,
Benjamin F. Spiers and Leone B. Spiers, Husband and Wife,
a/k/a Ben F. Spiers do hereby Convey to
Michael P. Fletcher and Cheryl D. Fletcher,

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
estate in Madison County, Iowa:

Lot Six (6) of Corkrean Third Addition to the City of Winterset, Madison County, Iowa. -

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 7, 2012

Benjamin F. Spiers
Benjamin F. Spiers a/k/a Ben F. Spiers (Grantor)

(Grantor)

Leone B. Spiers
Leone B. Spiers (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on September 7, 2012, by Benjamin F. Spiers and Leone B. Spiers
a/k/a Ben F. Spiers

Larry Corkrean
, Notary Public

